



City of Seattle

Edward B. Murray, Mayor

Department of Planning and Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3015869
Applicant Name: Richard Balser
Address of Proposal: 2747 NE 95th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 6,425 sq. ft., B) 6,423 sq. ft., and C) 7,501 sq. ft.

The following approval is required:

Short Subdivision - to subdivide two existing parcels into three parcels of land.
[Seattle Municipal Code (SMC) Chapter 23.24]

BACKGROUND INFORMATION

Zoning: Residential, Single-Family 7200 (SF 7200).

Uses on Site: Lot 5: One single-family residence, a detached carport, and two detached garages. Lot 6: One single-family residence, and a detached shed/garage.

Site Description The existing two-lot, 20,349 square foot project site is located in a residential, single-family zone. The two parcels consist of rectangular lots, located along NE 95th St, approximately 160 feet west of 30th Ave NE. The existing eastern shed/garage structure on proposed Parcel C is to be legally removed prior to separate sale and/or transfer of ownership.

Existing landscaped vegetation consists of grass, and trees along the north, south, and east/west property lines of the existing parcels. Subject site is not located within any identified or designated Environmentally Critical Areas.

NE 95th St is a paved roadway, with no curb, but a separated and paved surface treatment area for pedestrians on the south side; classified as a Minor Arterial street, pursuant to SMC Chapter 23.53.

Surrounding properties and blocks are also zoned SF 7200. Development in the area consists of a variety of single-family residences of varying age and architectural style, on a variety of lot sizes, consistent with zoning requirements.

Public Comment

The required public comment period ended on November 19, 2014. One public comment letter was received during the comment period.

ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouse, rowhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*

- c. No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
- d. If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED WITH CONDITIONS.**

CONDITIONS PRIOR TO RECORDING

Add a note on the face of the plat that: The existing two garage structures on proposed Parcel C are to be legally removed prior to sale or transfer of ownership of parcels A, B or C.

CONDITIONS OF APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE

1. All new structures on the lot(s) shall be designed and built to accommodate the grade of future street improvements.
2. A no-protest agreement to future street improvements is required, as authorized by RCW Chapter 35.43. The agreement shall be recorded with the King County Recorder, with a copy of the recorded document submitted to DPD prior to building permit approval.

3. Construction of a dwelling unit on a lot will require the property owner to enter into a no-protest agreement, as authorized by RCW 35.43, to future pedestrian access and circulation improvements and that agreement must be recorded with the King County Recorder, with a copy of the recorded document submitted to DPD prior to final building permit approval.

Signature: Betty Galarosa for Date: April 30, 2015
Bradford Davis, Land Use Planner II
Department of Planning and Development

BD:bg

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by DPD within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.